

Attachment C - Permits (Revised 6.8.26)



CITY OF PITTSBURGH

Department of Permits, Licenses, and Inspections

412 Blvd of the Allies

Pittsburgh, PA 15219

412-255-2175 / F: 412-255-2979

<http://pittsburghpa.gov/pli/>

BDA-2026-03096

BUILDING AND DEVELOPMENT APPLICATION PLAN REVIEW RECORD

2825 MURRAY AVE, Pittsburgh, PA 15217-

Parcel ID: 0087K00105000000

Applicant: Fukui Architects *, onestop@farpc.com

Review Type: DOMI SUB-PERMIT CONFIRMATION

Reviewed By: Kath Oldrey, , Kath.Oldrey@pittsburghpa.gov, (412) 667-8288

Review #: 1

Review Dates: 4/16/2026 3:41:13 PM

The submission for the above referenced application has been reviewed and is **not approved**.

Please review the items listed below. Revised drawings and documents shall be resubmitted for PLI review. If you should have any questions, please contact the reviewer identified above.

Item #	Type	File Name	Code Section	Description	Status
1	Comment	2026-04-13 Murray Towers Rehab-Issued for Permit.pdf	Changemark note #01	Conditionally approved. Applicant or contractor must apply for and obtain all necessary Construction Staging permits and resolve any pedestrian detours needed, when appropriate, prior to beginning work (ex: Construction staging, scaffolding, dumpster, parking, MPT approval, etc.). In addition, any work performed within or to the public right-of-way (outside of the property lines) will need a DOMI review and proper permit approvals.	New

NOTICE: IF NO RESPONSE IS MADE TO THIS PLAN REVIEW WITHIN 180 DAYS, NOTICE IS HEREBY GIVEN THAT THE APPLICATION WILL BE CONSIDERED ABANDONED, VOID, AND ALL APPLICATION MATERIALS WILL BE DISCARDED.

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2825 MURRAY AVE, Pittsburgh, PA 15217-

Parcel ID: 0087K00105000000

Applicant: Fukui Architects *, onestop@farpc.com

Review Type: PLI COORDINATION

Reviewed By: Paul Warlop, UCC# 5955, paul.warlop@pittsburghpa.gov, (412) 738-9375

Review #: 2

Review Dates: 5/13/2026 12:05:15 PM

The submission for the above referenced application has been reviewed and is **not approved**.

Please review the items listed below. Revised drawings and documents shall be resubmitted for PLI review. If you should have any questions, please contact the reviewer identified above.

Item #	Type	File Name	Code Section	Description	Status
1	Comment	2026-04-24 Murray Towers Rehab-Issued for Permit.pdf	PLI Internal	<p>The PLI review for permit BDA-2026-03096 has been accepted. However, this application is a simultaneous review between PLI, Zoning, and DOMI staff. The related DOMI permits (DOMI-CC-2026-0461-, DOMI-EN-2026-04621, and DOMI-FN-2026-05373) are still in process. PLI will perform a final coordination review after the DOMI permits have been completed and notify of final approval.??</p> <p>Please note: Any design changes implemented after this point (made by the design team or as a result of DOMI comments) may result in PLI and/or Zoning requiring additional reviews and comments.</p>	New

NOTICE: IF NO RESPONSE IS MADE TO THIS PLAN REVIEW WITHIN 180 DAYS, NOTICE IS HEREBY GIVEN THAT THE APPLICATION WILL BE CONSIDERED ABANDONED, VOID, AND ALL APPLICATION MATERIALS WILL BE DISCARDED.

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The following permit has been reviewed and APPROVED:

Permit Number: MP-2026-02547
Permit Type: MECHANICAL PLAN REVIEW RECORD
Work Description: REPLACEMENT OF EXISTING EXHAUSTS, MAU, AHU, AC UNITS, AND
REPLACEMENT RADIATORS WITH PTACS THROUGH EXISTING 8 STORY
APARTMENT BUILDING
Property Address: 2825 MURRAY AVE, Pittsburgh, PA 15217-
Parcel ID: 0087K00105000000
Job Location: THROUGHOUT
Notice Sent: 5/13/2026 12:10:00 PM
Applicant: Fukui Architects *, onestop@farpc.com
Reviewed By: Paul Warlop, UCC# 5955, paul.warlop@pittsburghpa.gov, (412) 738-9375
Conditions of Permit Approval: N/A

NOTE: This document does not authorize work to start. The permit shall be issued prior to work beginning.

REQUIREMENTS FOR PERMIT ISSUANCE:

VALID LICENSE:

- 1.) A valid contractor license or trade license appropriate to the permit type and type of work is required. A valid license includes, but is not limited to, insurance coverage for a minimum of 30 days from the date of permit issuance.
- 2.) A license is not required for Approve Use Only Work Scopes (including Temporary Occupancy).

ASSIGNING AND ACCEPTING CONTRACTOR PROCESS:

- 1.) This process is currently limited to the OneStopPGH portal.
- 2.) First the applicant identifies the selected contractor or trade license holder by their license number.
- 3.) Next the contractor or trade license holder accepts assignment to perform the work under this permit.

FEE PAYMENT:

- 1.) The base fee is assessed based on the value of construction to provide the materials and labor associated with work under this permit
- 2.) The application fees already paid will be credited towards the remaining fees due.
- 3.) The contractor/trade license holder verifies the value of construction prior to fee payment.

NOTICE: IF THIS PERMIT IS NOT PAID FOR AND ISSUED WITHIN 180 DAYS, NOTICE IS HEREBY GIVEN THAT THE APPLICATION WILL BE CONSIDERED ABANDONED, VOID, AND ALL APPLICATION MATERIALS WILL BE DISCARDED. PERMITS MAY BE VALID FOR NO MORE THAN 5 YEARS FROM THE PERMIT ISSUANCE DATE.

4.) Fee is payable by e-check, or credit card. Credit card payments include additional fees of \$0.25 per transaction and 2% of fees.

OTHER:

- 1.) Issuance of related parent Building and Development Application (BDA) or other PLI parent permit.
- 2.) For Demolition permits (DP) a Certificate of Insurance (COI) is required to be uploaded to OneStopPGH as follows:
 - Minimum coverage of \$500,000 General Liability and \$250,000 Property Damage.
 - The COI Description of Operations “for the demolition of the structure at subject property address”.
 - The Certificate Holder shall be identified as PLI.
- 3.) For Electrical (EP) and Stormwater permits (SWP), Third Party Agency (TPA) Inspections are required for the following:
 - TPA Inspection of stormwater permits issued after 5/25/22.
 - TPA Inspection of residential electrical permits issued before 1/1/21.
 - TPA Inspection of commercial electrical permits.

The permit holder shall provide the TPA Inspector Assignment Form(PDF) prior to the issuance of the permit. Please see PLI's TPA Policy(PDF) for additional permit holder responsibilities and requirements. The TPA Form and Policy can be found at the following webpage (<https://www.pittsburghpa.gov/Business-Development/Permits-Licenses-and-Inspections/Permits/Commercial-Permits/Registered-Third-Party-Agencies>)

REQUIRED SUB PERMITS FOR PERMIT COMPLETION:

N/A

REQUIRED SPECIAL INSPECTIONS FOR PERMIT COMPLETION:

N/A

REQUIRED ADDITIONAL INSPECTIONS FOR PERMIT COMPLETION:

Energy

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The following permit has been reviewed and APPROVED:

Permit Number: EP-2026-02548
Permit Type: ELECTRICAL PLAN REVIEW RECORD
Work Description: REPLACEMENT LIGHTING, POWER, AND PANELS THROUGHOUT EXISTING 8 STORY APARTMENT BUILDING (BUILDING ELEVATOR EQUIPMENT, GENERATOR, AND FIRE PUMP TO REMAIN)
Property Address: 2825 MURRAY AVE, Pittsburgh, PA 15217-
Parcel ID: 0087K00105000000
Job Location: THROUGHOUT
Notice Sent: 5/13/2026 12:07:33 PM
Applicant: Fukui Architects *, onestop@farpc.com
Reviewed By: Paul Warlop, UCC# 5955, paul.warlop@pittsburghpa.gov, (412) 738-9375
Conditions of Permit Approval: N/A

NOTE: This document does not authorize work to start. The permit shall be issued prior to work beginning.

REQUIREMENTS FOR PERMIT ISSUANCE:

VALID LICENSE:

- 1.) A valid contractor license or trade license appropriate to the permit type and type of work is required. A valid license includes, but is not limited to, insurance coverage for a minimum of 30 days from the date of permit issuance.
- 2.) A license is not required for Approve Use Only Work Scopes (including Temporary Occupancy).

ASSIGNING AND ACCEPTING CONTRACTOR PROCESS:

- 1.) This process is currently limited to the OneStopPGH portal.
- 2.) First the applicant identifies the selected contractor or trade license holder by their license number.
- 3.) Next the contractor or trade license holder accepts assignment to perform the work under this permit.

FEE PAYMENT:

- 1.) The base fee is assessed based on the value of construction to provide the materials and labor associated with work under this permit
- 2.) The application fees already paid will be credited towards the remaining fees due.
- 3.) The contractor/trade license holder verifies the value of construction prior to fee payment.

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4.) Fee is payable by e-check, or credit card. Credit card payments include additional fees of \$0.25 per transaction and 2% of fees.

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- 2.) For Demolition permits (DP) a Certificate of Insurance (COI) is required to be uploaded to OneStopPGH as follows:
 - Minimum coverage of \$500,000 General Liability and \$250,000 Property Damage.
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REQUIRED SUB PERMITS FOR PERMIT COMPLETION:

N/A

REQUIRED SPECIAL INSPECTIONS FOR PERMIT COMPLETION:

N/A

REQUIRED ADDITIONAL INSPECTIONS FOR PERMIT COMPLETION:

Energy